

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: CV16-074
Date Received: 11/1/16
Application Accepted By: SP + KP Fee: \$1360
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1234 Steelwood Road Zip 43212

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-016574

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M Requested Zoning District(s) AR-1 **L-AR-1**

Area Commission Area Commission or Civic Association: 5th by Northwest Area Commission

Proposed Use or reason for variance request: Variance from 25-foot perimeter yard requirement for existing multi-family building
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 7.95 +/- acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name The Griff LLC

Address 470 Olde Worthington Road City/State Westerville OH Zip 43082

Phone # 614-540-2400 Fax # Email jthomasjr@villagecommunities.com

PROPERTY OWNER(S):

Name The Griff LLC

Address 470 Olde Worthington Road City/State Columbus, OH Zip 43082

Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney

Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43215

Phone # Fax # Email:

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

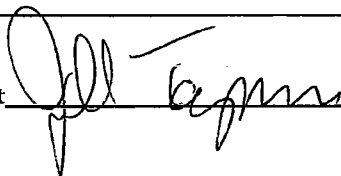
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant



Date

11/1/2016

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STATEMENT OF HARDSHIP

Property Address: 1234 Steelwood Road

Applicant: The Griff LLC

The subject site is 7.95 +/- acres on Steelwood Road, west of Kenny Road, which is being rezoned by the Applicant to AR-1 (Application Z 16-075). The Applicant is requesting a variance to allow the parking and building setback to the north and east to be zero (0) feet as indicated on the site plan, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district.

The subject site is currently zoned M and has already been developed with an extended stay hotel structure. In the M district, the development was permitted to have a zero (0) parking and building setback to the north and east. The applicant is seeking a rezoning of the property to AR-1 as a result of pending changes to the City of Columbus zoning code that would make the extended stay hotel a non-conforming use. The requested variances are necessary as a result of the change in zoning classifications from M to AR-1.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

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757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # CV16-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1234 Steelwood Road for
which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property
owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(4) The Griff LLC
470 Olde Worthington Road
Westerville, OH 43082

The Griff LLC
c/o Joe Thomas #614-540-2400

(5) 5th by Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Road, Columbus, OH 43212

and that the attached document (6) is
a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's
Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet
of the exterior boundaries of the property for which the application was filed, and all of the owners of any property
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the
property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

This Affidavit expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

The Ohio State University
Physical Planning and Real Estate
2003 Millikin Road
Columbus, Ohio 43210-1268

State of Ohio - OSU
c/o O.S.U. Property Management
Division
1800 Cannon Drive, Room 810
Columbus, Ohio 43210-1209

Sladeco, Inc.
5365 Lambert Road
Grove City, Ohio 43123-8946

GEM Columbus, LLC and
Schenk Columbus, LLC
900 N. Michigan Avenue, #1450
Chicago, Illinois 60606

The Griff LLC
470 Olde Worthington Road, Suite 101
Westerville, Ohio 43082-8986

State of Ohio FBO
The Ohio State University
Physical Planning and Real Estate
2003 Millikin Road, Suite 200
Columbus, Ohio 43210-1268

State of Ohio FBO
The Ohio State University
190 N. Oval Mall, Room 108
Columbus, Ohio 43210-1321

The Somerset Square Unit
Owners' Association
c/o Carol Kloman
1949 Arlington, Avenue
Columbus, Ohio 43212

GEM Columbus, LLC and
Schenk Columbus, LLC
c/o National Tax Search LLC
130 S. Jefferson St.
Chicago, Illinois 60601-5201

5th by Northwest Commission
c/o Bruce McKibben
Zoning Committee Chair
1094 Lincoln Road
Columbus, Ohio 43212

Huff Paul Holdings LLC
1725 Cambridge Blvd.
Columbus, Ohio 43212-1999

High St. Steelwood LLC
c/o Schottenstein Property Group
P.O. Box 24550
Columbus, Ohio 43224-0550

Colony Club Apartments LLC
1200 Chambers Road
Columbus, OH 43212-1703

CSX Transportation, Inc.
c/o Tax Dept.
500 Water Street, #J910
Jacksonville, Florida 32202-4423

Vorys, Sater, Seymour and Pease LLP
c/o Jill S. Tangeman, Esq.
52 East Gay Street
Columbus, Ohio 43215

CV16-079

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CUL6-074

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. The Griff LLC
470 Olde Worthington Rd.
Westerville, OH 43082
c/o Joe Thomas #614-540-2400
0 Columbus employees
- 2.

☐ Check if listing additional parties on a separate page.


SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Section 3, Township 1, Range 18, United States Military Lands, being all of the tracts of land conveyed to Sleeper Associates Limited Partnership as shown of record in Official Record Volume 8416, page D-01, Recorder's Office, Franklin County, Ohio (all deed references made being to said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Steelwood Road as the same is dedicated upon the recorded plat thereof, of record in Plat Book 30, page 46, said pin being the southeast corner of the City of Columbus 0.043 acre tract (Deed Book 3083, page 545) and the northeast corner of the Sun Life Assurance Company of Canada 5.108 acre tract (Deed Book 3073, page 249);

Thence, along the southerly line of said 0.043 acre tract, part of the northerly line of said 5.108 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin at the southwest corner of said 0.043 acre tract and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, continuing along the northerly line of said 5.108 acre tract and the northerly line of the John R. and Sue E. Greer 7.693 acre tract (Official Record Volume 2349, page E-17) North 87 degrees 34 minutes West, 919.31 feet to a point at the northwest corner of said 7.693 acre tract and in the east line of Reserve "A" of Northwest Gardens, as the same is delineated upon the recorded plat thereof, of record in Plat Book 34, page 97, said point is referenced by a drill hole 1.0 foot westerly thereof, said drill hole being in the top of a concrete wall;

Thence, along part of said easterly line of Reserve "A" and part of the easterly line of Lot 1 of said Northwest Gardens, North 02 degrees 46 minutes East, 390.76 feet to a found iron pin at the southwest corner of the Chesapeake & Ohio Railway Co. 0.023 acre tract;

Thence, along the southerly line of said 0.023 acre tract and the southerly line of the Chesapeake Realty Development Corporation 0.572 acre tract, parallel with and 8 feet southerly of, as measured at right angles to the southerly line of Lewis Sells Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8 page 6-B, South 87 degrees 33 minutes East, 296.16 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line, South 80 degrees 33 minutes East, 303.21 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line and parallel with and 45 feet southerly from, as measured at right angles to said southerly line of Lewis Sells Subdivision, South 87 degrees 33 minutes East, 164.80 feet to a found iron pin at an angle point in said line;

Thence, continuing with said line, South 81 degrees 12 minutes East, 180.54 feet to a set iron pin at the southeast corner of said 0.572 acre tract, and in the westerly line of the High Street Development Company 3.148 acre tract (Official Record Volume 5251, page J-08);

CUL6-074

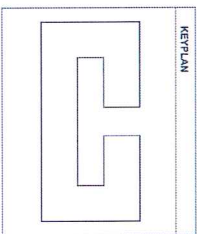
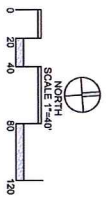
Thence, along the northerly line of said 0.043 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin at the northwest corner of said 0.043 acre tract;

Thence, along the westerly line of said 0.043 acre tract, South 02 degrees 18 minutes 37 seconds West, 75.00 feet to the point of beginning, CONTAINING 7.950 ACRES, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the south line of Parcel 2, North 87 degrees 34 minutes West, as described in Official Record Volume 8416, page D-01. Myers Surveying Company, Albert J. Myers, P.S. 6579.



SITE DATA
 TOTAL SITE AREA: 7.95 AC.
 DENSITY: 288 ROOMS (36.23 ROOMS/AC.)
 TOTAL PARKING SPACES REQUIRED: 432 SPACES
 TOTAL PARKING SPACES PROVIDED: 476 SPACES (8 W/H.C. ACCESS)



THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN, OR FOR ANY OMISSIONS OR ERRORS THEREIN, OR FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

PROJECT NAME

**T-H-E GRIF
 EXTENDED STAY
 HOTEL**

DRAWING ISSUE

#	DATE	DESCRIPTION
1	10/25/2016	ISSUED FOR PERMITS

DATE: 10/25/2016

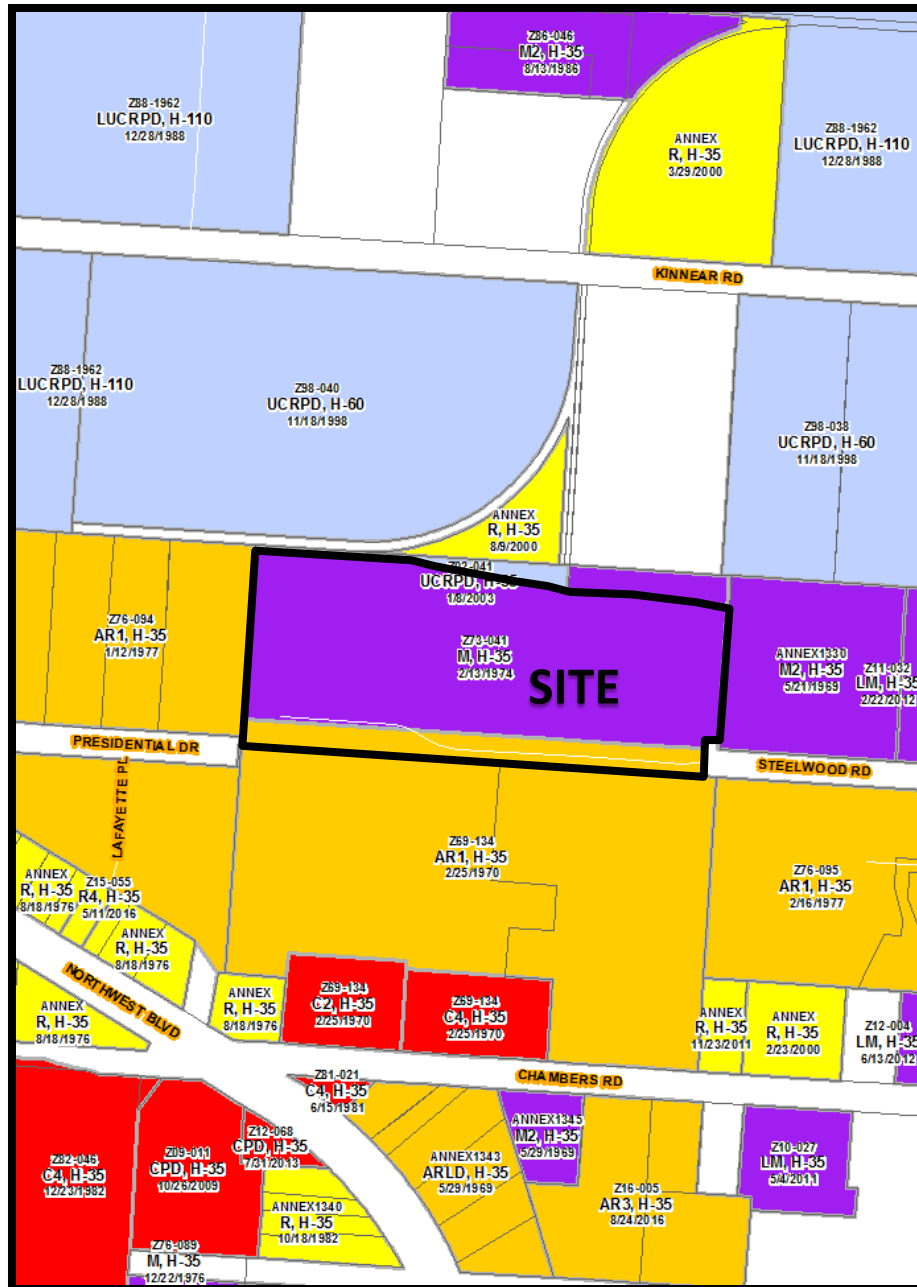
Paris Planning & Design

LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 3000 2nd Street Suite 401 Columbia, SC 29204
 P 803.742.1844 www.parisplanninganddesign.com

ILLUSTRATIVE SITE PLAN

ILL-1

Cv16-074

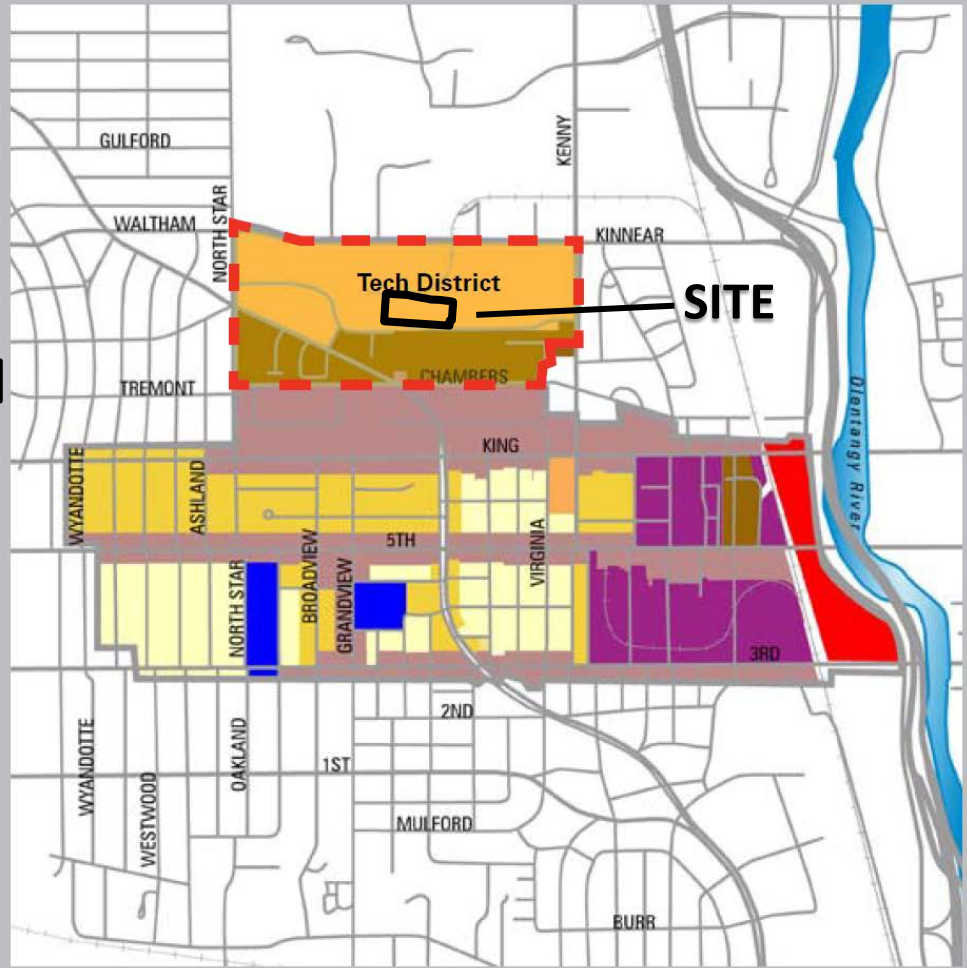


CV16-074
 1234 Steelwood Road
 Approximately 7.95 acres

Figure 7
Land Use Plan

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family

0 0.05 0.1 0.2 Miles



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1234 Steelwood Road
Approximately 7.95 acres



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Approximately 7.95 acres